

BOSTON REDEVELOPMENT AUTHORITY

March 21, 1985

DEVELOPMENT IMPACT PROJECT PLAN

for

THE CHILDREN'S HOSPITAL CORPORATION

1. OWNER

The Children's Hospital Corporation, 300 Longwood Avenue,
Boston, Massachusetts 02115.

2. ARCHITECT

Shepley Bulfinch Richardson & Abbott, 40 Broad Street,
Boston, Massachusetts 02109.

3. SITE DESCRIPTION

Approximately eight (8) acres of land bounded by Longwood Avenue, Binney Street, and Children's Way (Road). The portion of this parcel of land for the new building is west of and adjacent to the existing Hospital entrance in the Pavillion Building (Exhibit A). The Project will involve the closing of Blackfan Street, a privately owned Hospital access way, to provide for a portion of the building site.

4. PROJECT DESCRIPTION

The Project will consist of a ten-story Clinical Care Hospital building of approximately 326,000 gross square feet (Exhibit B), five off-street parking spaces, four off-street loading bays located at grade on Children's Way (Road) and three ambulance bays off Binney Street. The new building will contain Emergency, Radiology, Operating Suites and 272 Patient beds.

This Project has resulted from a ten (10) year planning effort by The Children's Hospital and will provide for the modernization of services necessary to continue to provide the quantity and quality of patient care that the public has come to expect.

5. DESIGN REVIEW AND DESIGN DOCUMENTS

The Project shall be subject to the 1984 Boston Redevelopment Authority Design Review Procedures. Schematic building plans and elevations for the Project will be submitted to the BRA in conformance with the Design Review Procedures.

6. OPEN SPACES, LANDSCAPING AND EXTERIOR BUILDING MATERIALS

The Project will create a major entrance cul-de-sac off of Longwood Avenue with the closing of Blackfan Street. The cul-de-sac will include a central landscaped area and pedestrian circulation. In addition, a large area on the southeast side of Binney Street will be landscaped to enhance the pedestrian scale. Finally, an outdoor, landscaped garden area will be created at the south corner of the building on the ground floor.

The exterior of the building will be of materials sensitive to the surrounding buildings.

Open space landscaping/exterior building materials will be subject to Boston Redevelopment Design Review Procedures.

7. ESTIMATED CONSTRUCTION TIME

Construction to begin	Spring, 1985
Construction to be complete	Fall, 1987

8. PROJECTED NUMBER OF EMPLOYEES

During the thirty-month construction period, The Children's Hospital estimates that an average of 200 construction jobs per month will be created (with a peak of 350 construction jobs per month).

The Applicant has agreed to formulate a voluntary Employment Opportunity Plan, which plan will detail Applicant's good faith efforts to assure that 50% of the employment opportunities created in the Project will be made available to Boston residents.

9. DEVELOPMENT IMPACT PROJECT EXACTION

The Hospital will voluntarily enter into a Development Impact Project Exaction Agreement with the Boston Redevelopment Authority and the Neighborhood Housing Trust as set forth in Article 26 of the Boston Zoning Code, or if such Trust has not been established at the time of execution of such Agreement, with the Boston Redevelopment Authority acting on behalf of said Trust. The Development Impact Project Exaction shall be made as a Housing Payment Exaction payable to said Trust or fiduciary in twelve equal annual installments, the first installment due upon the issuance of a Certificate of Occupancy for the Project, or twenty-four months after the issuance of the building permit for the Project, whichever occurs first. The total amount of said exaction shall be approximately \$930,000, calculated as follows:*

Total Project less Mechanical Equipment Space	286,000 SF
Square Foot exemption	<u>(100,000 SF)</u>
Total Gross Floor Area for Exaction	186,000 SF
Exaction Rate per Square Foot	<u>X 5.00</u>
TOTAL EXACTION	\$930,000.00

* The precise amount of such exaction shall be determined based upon the final gross floor area of the Project.

10. PROPOSED TRAFFIC CIRCULATION

When completed, the proposed Project will alter the traffic patterns on or adjacent to The Children's Hospital site as follows (all of which have been reviewed previously with the Boston Redevelopment Authority and the Traffic Liaison Committee):

- a. Blackfan Street, privately owned by The Children's Hospital, will be closed due to the location of the new building. A new entrance cul-de-sac off Longwood Avenue at Blackfan Street will be created. The cul-de-sac will include five short term parking spaces and a three lane drop off circle. In addition, the existing traffic signal at Longwood Avenue and Blackfan Street will be upgraded. (This work is supported by the Vanasse/Hangen traffic study of 11/28/83 and 12/13/83, submitted previously to the Boston Redevelopment Authority).
- b. The ambulance area will be relocated from the corner of Longwood Avenue and Blackfan Street to Binney Street. The site design includes a fire lane between the ambulance area and the entrance cul-de-sac off Longwood Avenue, and parking for three emergency vehicles.
- c. In addition to the six existing loading bays, there will be four loading bays located off Children's Way (Road).

11. ACCESS TO PUBLIC TRANSPORTATION

<u>Transportation</u>	<u>Station</u>	<u>Walk/Minutes</u>
Green Line (Riverside)	Longwood	10
Green Line (Arborway)	Longwood	5
Express Bus West	Longwood & Huntington	5
Bus 47 Central Sq. - City Hospital	300 Longwood	1
Bus 60 Chestnut Hill - Kenmore Square	Longwood & Brookline	3
Bus 65 Brighton - Kenmore Square	Longwood & Brookline	3
Orange Line - (Ruggles, 1986)	Ruggles & Tremont	15

12. OFF STREET PARKING AND LOADING FACILITIES

At the completion of the Project, there will be 623 on-site parking spaces and 690 off site parking spaces (Exhibit C). In addition, 500 public parking spaces will be available within a 5 minute walk.

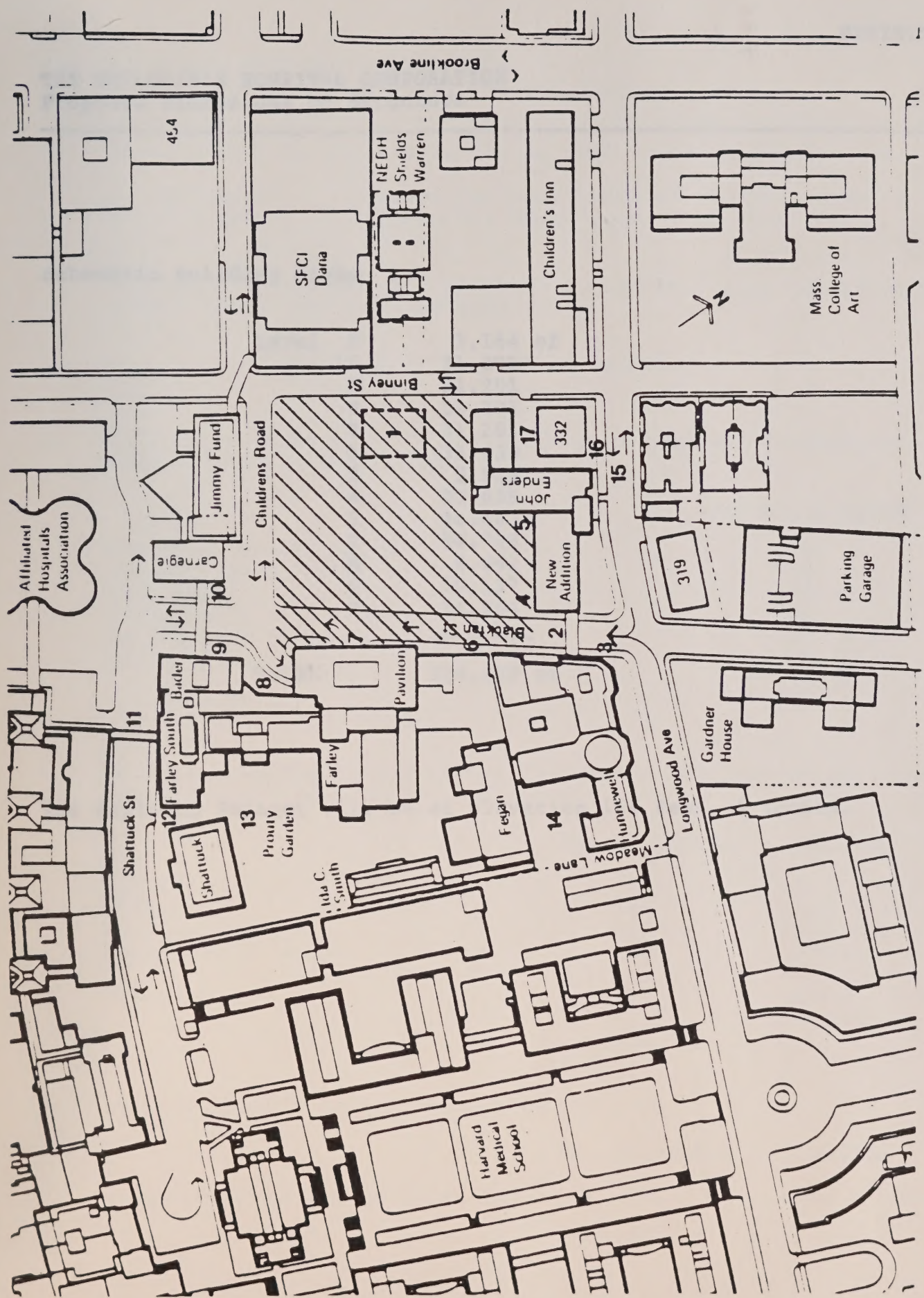
At the completion of the Project there will be ten off street loading bays (Exhibit D).

13. DENSITY

The proposed Floor Area Ratio (FAR) for the site, upon completion of the Project, is 2.610 (Exhibit E). The Maximum Allowable FAR for the site is 3.146.

14. ZONING DEVIATIONS REQUIRED

The Hospital will seek two Conditional Use Permits for use item #22 (Extension of Pre-existing Conditional Use) and use item #79 (Incidental Uses and Services ordinarily found in a Hospital with more than fifty beds); and a deviation for the location of accessory trash dumpsters.



0 50 100 200

SITE

2/28/85

EXHIBIT B

THE CHILDREN'S HOSPITAL CORPORATION
Proposed Dimensions of Structure

Schematic Building Areas

Level	P	3,164 sf
	10	31,201
	9	31,201
	8	31,201
	7	31,201
	6	33,438
	5	5,525
	4	27,635
	3	34,667
	2	36,725
	M	6,061
	G	30,137
	B	24,064
TOTAL		326,220 sf

The Building Parapet will be at elevation 164 feet, 4 inches.

EXHIBIT C

THE CHILDREN'S HOSPITAL CORPORATION
Off-Street Parking Requirements for the Project

1. Section 23-3 of the Boston Zoning Code requires the following:
 - a. H-3 Zone 1 space per each 1,800 sf of floor area
 - b. B-4 Zone 1 space for each 2,400 sf of floor area
2. Parking requirements for proposed gross floor area, based on H-3 Zone. (See Exhibit E, Section 3)

$$\frac{911,577 \text{ sf}}{1,800 \text{ sf}} = 506 \text{ parking spaces}$$

3. On site parking owned by The Children's Hospital Corporation and available at Project completion.

	<u>Number of Spaces</u>
Blackfan Street Garage	432
Gardner House, Rear	46
Open Lot	104
Judge Baker	29
55 Shattuck Street, Rear	7
Project Entry Area	5
TOTAL	<u>623</u>

4. Off site parking rented by The Children's Hospital Corporation and available at Project completion.

	<u>No. of Spaces</u>	<u>Distance</u>
School of Art lot	30	walk 3 min.
Temple lot	115	walk 5 min.
Service Center	150	walk 3 min.
Westbrook Village	120	shuttle bus - 15 minutes
Vanness	275	shuttle bus - 5 minutes
TOTAL	<u>690</u>	

5. Other available public parking in the area

	<u>No. of Spaces</u>	<u>Distance</u>
Longwood North Garage (open 2/85)	500	walk 3 min.
TOTAL	<u>500</u>	

EXHIBIT D

THE CHILDREN'S HOSPITAL CORPORATION
 Off-Street Loading Requirements for the Project

1. Section 24-1 of the Boston Zoning Code (Group II Uses) requires that a lot in excess of 300,000 sf of gross floor area include four off street loading bays plus one additional bay for each 150,000 sf in excess of 300,000 sf.

2. Off Street Loading Bay Requirements

Based on 911,577 sf of gross floor area (Exhibit E, Section 3), eight off street loading bays are required.

3. Off street loading bays to be provided at the completion of the Project:

	<u>Truck</u>	<u>Trash</u>	<u>Total Loading Bays</u>
Fegan Building (existing)	4	2	6
Project (new)	1	3	4
TOTAL	<u>5</u>	<u>5</u>	<u>10</u>

THE CHILDREN'S HOSPITAL CORPORATION
Floor Area Ratio (FAR) Calculation for the Project

1. Maximum FAR (see Exhibit F)

a. Maximum Allowable Gross Floor Area

Zone	Site Area	Factor	Maximum Allowable Gross Floor Area
H-3	298,175 sf	x 3.0	894,525 sf
B-4	51,025 sf	x 4.0	204,100 sf
TOTAL	349,200 SF		1,098,625 sf

b. Maximum FAR

$$\frac{1,098,625}{349,200} = 3.146$$

2. Existing FAR

a. Existing Gross Floor Area

	GROSS FLOOR AREA
Farley	110,849 sf
Farley South	37,312
Bader	22,566
Hunnewell	82,549
Fegan (Phase 2)	84,219
Pavilion	41,646
MDICU (Pavilion)	19,024
Enders	132,030
Carnegie Lab	18,000
Ida C. Smith	2,845
Hunnewell (Brace Shop)	1,240
55 Shattuck Street	23,100
Fegan Bsmt (Phase 1)	36,856
Cystic Fibrosis	9,141
332 Longwood Ave.	4,200
TOTAL	625,577 sf

b. Existing FAR:

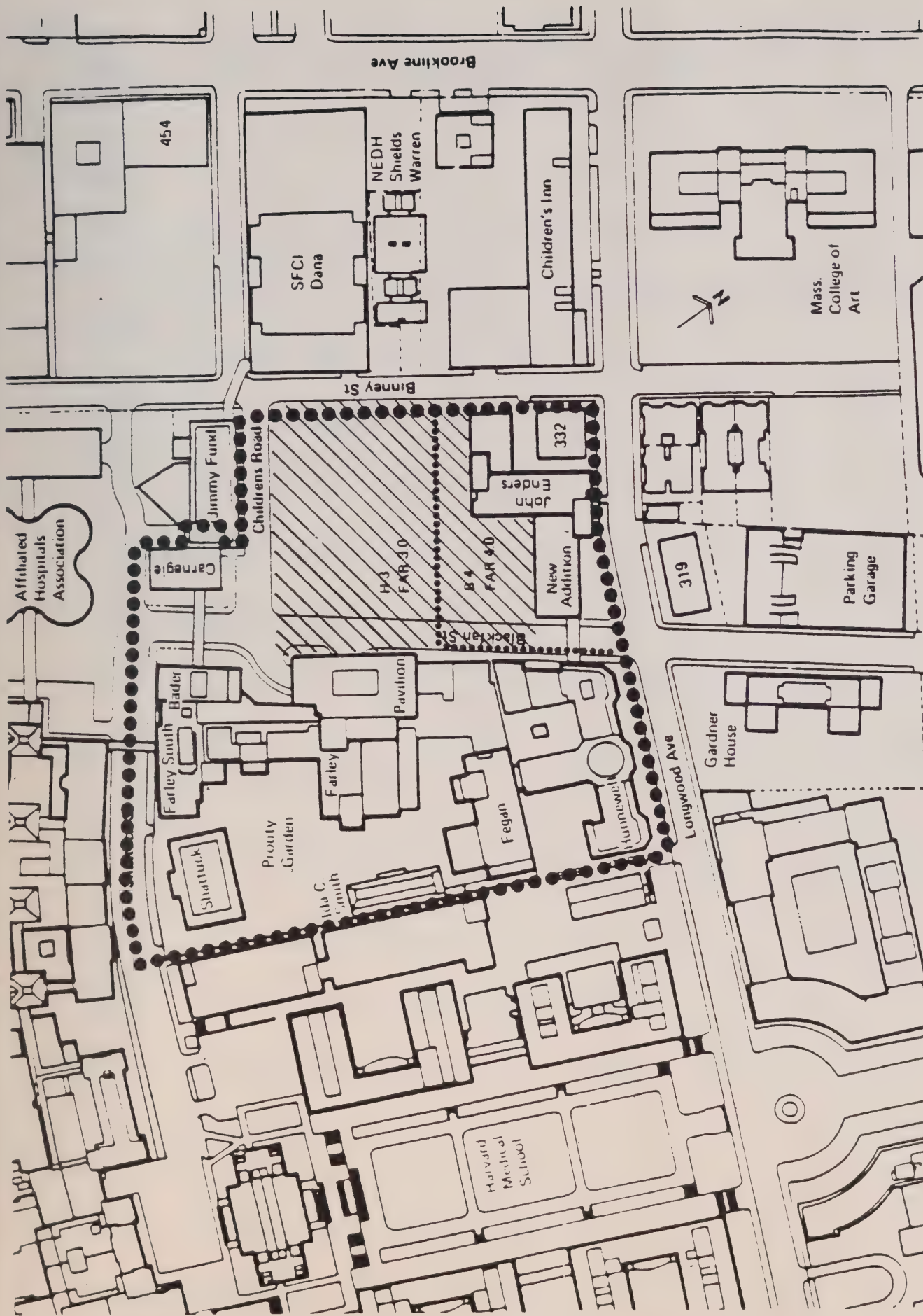
$$\frac{625,577}{349,200} = 1.791$$

3. Proposed FAR

a. Proposed Gross Floor Area:	Existing	625,577 sf
	Project	286,000
	TOTAL	911,577 sf

b. Proposed FAR

$$\frac{911,577}{349,200} = 2.610$$



0 50 100 200

ZONING

LIST OF SCHEMATIC DRAWINGS

EXHIBIT G

Shepley Bulfinch Richardson and Abbott, Inc., of Boston
All Plans dated 12/14/84 unless otherwise noted.

- A-1 SITE PLAN (1/32" = 1'-0")
- A-2 NOT USED
- A-3 EXISTING TOPOGRAPHICAL PLAN (1/16" = 1'-0")
- A-4 BASEMENT PLAN (1/16" = 1'-0")
Equipment Pool, Clinical Engineering, Mechanical and Electrical Rooms
- A-5 GROUND FLOOR PLAN (1/16" = 1'-0")
Lobby/Emergency Room EL. 26.5'
- A-6 MEZZANINE LEVEL (1/16" = 1'-0")
Public Circulation EL. 37.3'
- A-7 SECOND FLOOR (1/16" = 1'-0")
X-Ray Loading Dock EL. 46.75'
- A-8 THIRD FLOOR (1/16" = 1'-0")
Surgery/Recovery Room EL. 60.75'
- A-9 FOURTH FLOOR (1/16" = 1'-0")
Mechanical Room EL. 74.75'
- A-10 FIFTH FLOOR (1/16" = 1'-0")
Upper Mechanical Room/Public Circulation EL. 83.31
- A-11 SIXTH FLOOR (1/16" = 1'-0")
Cardiology/Cardiac Intensive and Intermediate Care Unit Beds/Public
Circulation EL. 93.75'
- A-12 SEVENTH FLOOR (1/16" = 1'-0")
Neonatal Intensive and Intermediate Care Unit,
Neurology/Neurosurgery Meeting Room, Respiratory Therapy EL. 107.75'
- A-13 EIGHTH FLOOR (1/16" = 1'-0")
Age Based Beds Infants EL. 121.75'
- A-14 NINTH FLOOR (1/16 " = 1'-0")
Age Based Beds School Age EL. 135.75'
- A-15 TENTH FLOOR (1/16" = 1'-0")
Age Based Beds Adolescents EL. 149.75'
- A-16 ROOF PLAN (1/16" = 1'-0")
EL. 163.75'
- A-17 BUILDING SECTION A-A (1/16" = 1'-0")
- A-18 BUILDING SECTION B-B (1/16" = 1'-0")

DEVELOPMENT IMPACT PROJECT AGREEMENT

THE CHILDREN'S HOSPITAL

AGREEMENT made this day of , 1985 by and between The Children's Hospital, a charitable corporation having a principal place of business at 300 Longwood Avenue, Boston, Massachusetts (the "Applicant") and the Boston Redevelopment Authority, a body politic and corporate created pursuant to Chapter 652 of the Acts of 1960, as amended (the "Authority") acting as escrow agent for the Neighborhood Housing Trust as defined in Article 26 of the Boston Zoning Code (the "Trust").

WHEREAS, the Applicant proposes to construct a ten (10) story clinical care tower on a site bounded by Longwood Avenue, Binney Street and Children's Way (the "Project") which constitutes a "Development Impact Project" as defined in Section 26-2 of Article 26 of the Boston Zoning Code as in effect on the date hereof ("Article 26"); and

WHEREAS, the Applicant has submitted to the Authority a Development Impact Project Plan for such Project (the "Plan") complying with the requirements of Section 26-2, subparagraph 2 of Article 26; and

WHEREAS, the Authority, after a public hearing held on March 7, 1985, notice of which hearing was published in the Boston Herald on February 27, 1985, approved such Development Impact Project Plan on _____, 1985, pursuant to Section 26-3, subparagraph 1 of said Article 26; and

WHEREAS, the Neighborhood Housing Trust contemplated by Article 26 has not been established on the date hereof;

NOW, THEREFORE, the parties hereto agree as follows:

1. Capitalized terms used herein without definition shall have the meanings ascribed in Article 26.

2. Applicant agrees to develop and carry out the Project as described in the Plan.

3. Applicant agrees to formulate a voluntary Employment Opportunity Plan, which plan will detail Applicant's good faith efforts to assure that 50% of the employment opportunities created in the Project will be made available to Boston residents.

4. The Project will contain approximately 286,000 square feet of gross floor area (exclusive of mechanical equipment space) dedicated to uses enumerated in Table C of subparagraph 2(a) of Section 26-3 of said Article 26.

The exact gross floor area of such Project to be devoted to such uses (exclusive of mechanical equipment space) will be determined based upon the Contract Documents for the Project

approved by the Authority pursuant to the Authority's design review procedure. Contract Documents as used herein shall have the meaning ascribed in the Authority's 1984 Design Review Procedure.

5. Within thirty (30) days following approval by the Authority of the Contract Documents for the Project in accordance with such Design Review Procedure, the Applicant shall submit to the Authority a calculation of gross floor area (exclusive of mechanical equipment space), made in accordance with the requirements of the Boston Zoning Code, of the Project (the "Impact Area"). Such calculation shall be certified by Shèpley Bulfinch Richardson and Abbott, Inc. or any successor architectural firm engaged by Applicant to design the Project.

6. Applicant hereby agrees to pay to the Authority with respect to the Project a Development Impact Project Exaction, calculated by multiplying the Impact Area as certified as provided in paragraph 4 above, in excess of 100,000 square feet by \$5, such Development Impact Project Exaction to be payable in twelve (12) equal annual installments as described in Section 26-2, paragraph 3(a) of said Article 26. Based upon the schematic design for the Project approved by the Authority, it is estimated that the total amount of such Development Impact Project Exaction will be Nine Hundred Thirty Thousand Dollars (\$930,000), calculated as follows:

Total Project less Mechanical Equipment Space	286,000 s.f.
Minus	- <u>100,000</u> s.f.
	186,000 s.f.
Times	x <u>5.00</u>
Total	\$930,000

7. If the City of Boston shall hereafter impose, assess or levy any excise or tax upon the Applicant or the Project, the proceeds of which are dedicated, in whole or in part, to the establishment of a fund for a purpose substantially similar to the purposes recited in Section 26-I of said Article 26, amounts payable hereunder by Applicant shall be credited against any such excise or tax; provided, however, that if such crediting shall not be legally permissible to satisfy payment of such tax or excise, the obligations of the Applicant hereunder shall, to the extent of the amount of such tax or excise, thereupon cease and be of no further force and effect.

8. If a Building Permit or other required city or municipal permit is not granted, or if all or any part of the Project is abandoned prior to commencement of substantial construction after a Building Permit is granted or if for any reason the Project cannot be completed, then this Agreement shall be amended to adjust the amount of the exaction in accordance with Article 26 of the Zoning Code. For purposes of this paragraph, substantial construction shall mean commencement of foundation work.

9. The Authority agrees to use its best efforts to assist Applicant in its efforts to have the Department of Public Health grant Applicant's request for an increase in the Maximum Capital Expenditure for the Project to accommodate Applicant's payments hereunder.

10. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts and, except as otherwise provided in paragraph 7 above, notwithstanding any subsequent amendment or repeal (or court decision having the effect of amendment or repeal) of Article 26, shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto, including, without limitation, any successor owner of all or any portion of the Project and the Trust as successor to the Authority as and when such Trust shall be established.

Executed the day and date first above written.

THE CHILDREN'S HOSPITAL

By: _____
David S. Weiner, President

BOSTON REDEVELOPMENT AUTHORITY

Approved as to form:

By: _____
Chief General Counsel
Boston Redevelopment Authority

MEMORANDUM

MARCH 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: MARC WEBB, ASSISTANT DIRECTOR, PLANNING AND ZONING
LINDA BOURQUE, DIRECTOR OF ZONING
LARRY KOFF, INSTITUTIONAL PLANNING COORDINATOR
LUCILE SIMS, DEPUTY DIRECTOR OF ZONING

SUBJECT: APPROVAL OF DEVELOPMENT IMPACT PROJECT PLAN
THE CHILDREN'S HOSPITAL CORPORATION, DEVELOPER

The Children's Hospital Corporation proposes to build a bed replacement building on vacant land adjoining the existing Children's Hospital complex. The salient facts are provided in the attached Fact Sheet.

The project involves sufficient gross floor area to be subject to the Development Impact Project (DIP) regulations. After the exclusions allowed by said regulations, 186,000 square feet of floor area would be subject to a Housing Payment Exaction of \$930,000, to be paid over a period of twelve years, or to a contribution of housing for persons of low and moderate income, at least equal in value to a cash payment.

The Development Impact Project Plan with a list of schematic drawings and a Housing Payment Exaction Agreement are attached hereto. The planning and design issues have been resolved subject to further refinements of the facade, and the Schematic Drawings listed in Appendix G of the Plan have been approved by the design staff. Also, on February 11, 1985, Medical Area Services Corporation (MASCO) held a public hearing on the project in the neighborhood of the hospital. No opposition was expressed.

I recommend that the Authority approve the attached Development Impact Project Plan for The Children's Hospital Project. Appropriate votes follow.

VOTED: That in connection with the Development Impact Project Plan for The Children's Hospital bed replacement building to be located on vacant land between Binney and Blackfan Streets, south of Longwood Avenue, presented at a public hearing duly held at the offices of the Authority on March 21, 1985 and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Development Impact Project Plan; and further

- VOTED: That pursuant to the provisions of Article 26 of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Impact Project Plan for The Children's Hospital Project on Binney Street, Roxbury. Said Development Plan is embodied in a written document entitled "Development Impact Project Plan for The Children's Hospital Corporation", dated March 21, 1985, and in a series of schematic drawings listed in Appendix G of said document; said document and plans shall be on file in the office of the Director of Zoning of the Authority; and further
- VOTED: That the Authority hereby authorizes the Director to execute, in the name and on behalf of the Authority and in a fiduciary capacity for the as yet unformed Neighborhood Housing Trust, a Development Impact Project Exaction Agreement with the developer of said Project and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with said Project are in conformity with said Development Impact Project Plan; and further
- VOTED: That in reference to petition Z-7486, brought by The Children's Hospital, for two conditional uses and a variance as listed in the said Development Impact Project Plan which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review to resolve all outstanding facade, massing, detail and material issues and to ensure that the plans are consistent with the plans previously approved by the Authority and with the Development Impact Project Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Development Plan, and that the Authority and the Developer have executed a Development Impact Agreement.

March 21, 1985

THE CHILDREN'S HOSPITAL

Fact Sheet for Development Impact Project Plan

A. OWNER:

The Children's Hospital Corporation, 300 Longwood Avenue,
Boston, Massachusetts 02115

B. ARCHITECT:

Shepley Bulfinch Richardson & Abbott, Inc., of Boston,
Massachusetts 02109

C. SITE DESCRIPTION:

Approximately eight (8) acres of land bounded by Longwood Avenue, Binney Street, and Children's Way (Road). The portion of this parcel of land for the new building is west of and adjacent to the existing Hospital entrance in the Pavillion Building (Exhibit A). The Project will involve the closing of Blackfan Street, a privately owned Hospital access way, to provide for a portion of the building site.

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E. ESTIMATED CONSTRUCTION TIME:

Construction will begin in Spring, 1985, and will be completed in Fall, 1987.

F. PROJECTED NUMBER OF EMPLOYEES:

During the thirty-month construction period, The Children's Hospital estimates that an average of 200 construction jobs per month will be created (with a peak of 350 construction jobs per month).

G. DEVELOPMENT IMPACT PROJECT EXACTION:

The Owner voluntarily will enter into a Development Impact Project Exaction Agreement with the Boston Redevelopment Authority and the Neighborhood Housing Trust as set forth in Article 26 of the Boston Zoning Code. The total amount of said exaction shall be approximately \$930,000.

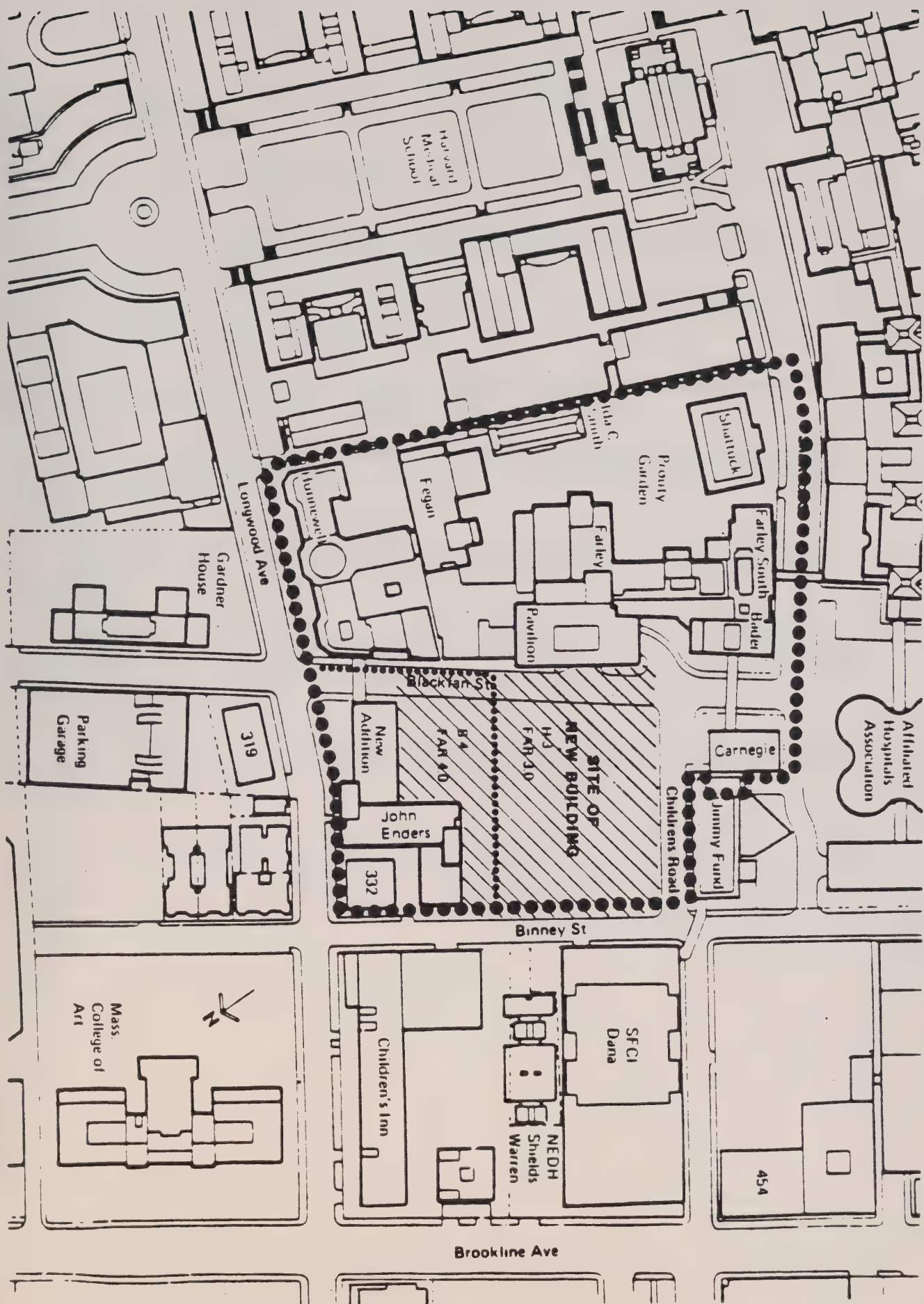
March 21, 1985
THE CHILDREN'S HOSPITAL
Fact Sheet for Development Impact Project Plan

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H. ZONING DEVIATIONS:

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ZONING THE CHILDREN'S HOSPITAL DIP PROJECT

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-7 by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Developer will be subject to the Authority's published Design Review Procedures including but not limited to submission of Final Working Drawings and Specifications.

4. That the Developer will continue to review the Development Plans with the residents of Bay Village and Chinatown and respond to neighborhood suggestions.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Chinese Consolidated Benevolent Association of New England, Inc.
- b. Address and ZIP Code of Redeveloper: 90 Tyler Street, Boston, Massachusetts . 02111
- c. IRS Number of Redeveloper: 04-2735267
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South Cove Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

South Cove Urban Renewal Area Parcel R-7
Bounded by Church, Tremont and Jefferson
Streets and the rear yards of the Fayette
Street houses.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹

None

- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

See Attachments A, B, & C

- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

N/A

- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

N/A

- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 1,300,000
- b. Cost per dwelling unit of any residential redevelopment. \$ 65,000
- c. Total cost of any residential rehabilitation \$ N/A
- d. Cost per dwelling unit of any residential rehabilitation \$ N/A

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
2 Bedroom Apartment	17% of tenant income as defined by Federal or State statute amended from time to time	
3 Bedroom Apartment		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

-off-street parking space for 14 cars (7 parking space/apartment)

-cold water

(Tenant pays for heat, electricity, and domestic hot water)

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

N/A

CERTIFICATION

I (We)¹ David S.Y. Wong

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 3/14/85

Dated: _____

David S.Y. Wong
Signature

Signature

President
Title

Title

c/o CCBA
90 Tyler Street
Boston, Massachusetts 02111
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

ATTACHMENT A

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION
LIST OF MEMBER ORGANIZATIONS

4/25/84

A. BASIC ORGANIZATIONS

AMERICAN LEGION, CHINATOWN POST #328
CHINESE AMERICAN CIVIC ASSOCIATION, INC.
CHINESE ECONOMIC DEVELOPMENT COUNCIL, INC.
CHINESE EVANGELICAL CHURCH
CHINESE FREEMASON'S ASSOCIATION
CHINESE MERCHANTS ASSOCIATION
CHINESE WOMEN'S CLUB OF NEW ENGLAND
HIP SING ASSOCIATION
HOY KEW ASSOCIATION
KEW SING MUSIC CLUB
KUO MIN TANG
NI LUN ASSOCIATION
SOUTH COVE YMCA

B. FAMILY ORGANIZATIONS

ENG FAMILY ASSOCIATION
FUNG LOON ASSOCIATION
GEE HOW OAK TIN ASSOCIATION
GEE FAMILY ASSOCIATION
GEE TUCK SAM TUCK ASSOCIATION
GUEN FAMILY ASSOCIATION
JEW LOON ASSOCIATION
LAM FAMILY ASSOCIATION
LEE FAMILY ASSOCIATION
MOY FAMILY ASSOCIATION
SO YUEN ASSOCIATION
WONG FAMILY ASSOCIATION
YEE FAMILY ASSOCIATION

ATTACHMENT B

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION
LIST OF OFFICERS

4/25/84

David Shu-ying Wong
President

Proprietor
Sun Sun Grocery Store
34A Oxford Street
Boston, Mass. 02111

Hung Wai Young
Treasurer

Proprietor
Sun Chong Lung Company
50 Beach Street
Boston, Mass. 02111

Peter K. Chan
Clerk

U.S. Dept. of HHS
John F. Kennedy Building
Boston, Mass. 02203

Billy Y. Chin
Ex-Officio

President
China Pearl Restaurant, Inc.
9 Tyler Street
Boston, Mass. 02111

Peter Huang
Ex-Officio

Proprietor
On On Book Store
17A Hudson Street
Boston, Mass. 02111

Henry Chin
Ex-Officio

Retired
230 Harrison Avenue #D1203
Boston, Mass. 02111

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION
LIST OF COUNCIL MEMBERS

4/25/84

ORGANIZATION REPRESENTATIVES - Basic

American Legion, Chinatown Post #328	David Ching
Chinese American Civic Association, Inc.	Ming Lee
Chinese Economic Development Council, Inc.	George Pan
Chinese Evangelical Church	Pui Ho Yee
Chinese Freemason's Association	Henry Szeto
Chinese Merchants Association (1)	Wai Ping Wong
(2)	Jack Sam Chin
Chinese Women's Club of New England	Mary Liu
Hip Sing Association	Reginald Wong
Hoy Kew Association	Si Ong Yee
Kew Sing Music Club	Hung Sik Chin
Kuo Min Tang	Ralph Fan
Ni Lun Association	So Lee
South Cove YMCA	Ronald Yee

ORGANIZATION REPRESENTATIVES - Family

Eng Family Association	Fun Por Eng
Fung Loon Association	Sik Fai Szeto
Gee How Oak Tin Association (1)	Paul Chan
(2)	Woon Siu Chin
(3)	Davis Woo
(4)	Henry Chin
Gee Family Association	Hugh Chu
Gee Tuck Sam Tuck Association	Simon Choi
Guen Family Association	Man Bor Guen
Jew Loon Association	Kwok Choo Tam
Lam Family Association	Bing Yiu Lam
Lee Family Association	Hoy Fan Lee
Moy Family Association	Bak Kwun Moy
Wong Family Association (1)	Dan Chin Wong
(2)	Yuk Kee Wong
(3)	Ging Wai Wong
Yee Family Association (1)	Fa Jit Yee
(2)	Fai Wor Yee
So Yuen Association	Bui Ning Kwong

BUSINESS REPRESENTATIVES

Billy Chin	David Wong	Frank Chin
Wai Ping Wong	Peter Huang	Hung Wai Young
Jeffrey Wong	Ching Wah Chan	Jimmy Wong
Dr. Stanley Chin	Guai Leung Chow	Andrew Chin
Kwan Pui Leung	Kam Jew Lee	Joe Yui
Key Sheung Wong	Warren Wong	Sidney Young
Frank Wong	Daniel Eng	Bak Sun Chin
Chiu Ming Gee	But Fan Chin	Kin Gay Lo

